

1 Leslie Bryan Hart, Esq. (SBN 4932)
2 John D. Tennert, Esq. (SBN 11728)
3 FENNEMORE CRAIG, P.C.
4 300 E. Second St., Suite 1510
5 Reno, Nevada 89501
6 Tel: 775-788-2228 Fax: 775-788-2229
7 lhart@fclaw.com; jtennert@fclaw.com

8 (Admitted *Pro Hac Vice*)
9 Asim Varma, Esq.
10 Howard N. Cayne, Esq.
11 Michael A.F. Johnson, Esq.
12 ARNOLD & PORTER KAYE
13 SCHOLER LLP
14 601 Massachusetts Ave., NW
15 Washington, DC 20001-3743
16 Tel: (202) 942-5000 Fax: (202) 942-5999
17 Asim.Varma@apks.com;
18 Howard.Cayne@apks.com;
19 Michael.Johnson@apks.com;
20 *Attorneys for Plaintiff Federal Housing*
21 *Finance Agency*

Kent F. Larsen, Esq. (SBN 3463)
Christopher L. Benner, Esq. (SBN 8963)
SMITH LARSEN & WIXOM
Hills Center Business Park
1935 Village Center Circle
Las Vegas, NV 89134
Tel: (702) 252-5002
kfl@slwlaw.com; clb@slwlaw.com

*Counsel for Plaintiffs Federal National
Mortgage Association and JPMorgan Chase
Bank, N.A.*

13 **UNITED STATES DISTRICT COURT**
14 **DISTRICT OF NEVADA**

15 FEDERAL HOUSING FINANCE AGENCY,
16 in its capacity as Conservator of Federal
17 National Mortgage Association; FEDERAL
18 NATIONAL MORTGAGE ASSOCIATION;
19 and JPMORGAN CHASE BANK, N.A.,

20 Plaintiffs,

21 vs.

22 LN MANAGEMENT, LLC,

23 Defendant.

CASE NO.: 2:18-cv-00371-RFB-GWF

**STIPULATION AND ~~PROPOSED~~
ORDER TO STAY DISCOVERY**

24 Plaintiffs Federal Housing Finance Agency, as Conservator of the Federal National
25 Mortgage Association ("FHFA"), Federal National Mortgage Association ("Fannie Mae"),
26 JPMorgan Chase Bank, N.A. ("JPMorgan"), and Defendant LN Management, LLC ("LN") by
27 and through their undersigned and respective counsel, hereby submit this Stipulation to Stay
28 Discovery.

WHEREAS, on March 1, 2018 Fannie Mae, FHFA and JPMorgan filed a Complaint
seeking a declaratory judgment and to quiet title to property located at 7311 Falvo Avenue,

1 Las Vegas, Nevada (ECF No. 1).

2 WHEREAS, on July 11, 2018 LN filed its Motion to Dismiss the Complaint (ECF No.
3 20).

4 WHEREAS, on August 8, 2018, Fannie Mae, FHFA and JPMorgan filed their
5 Opposition to the Motion to Dismiss (ECF No. 23).

6 WHEREAS, Fannie Mae, FHFA and JPMorgan anticipate filing a Motion for
7 Summary Judgment in this case in the near future.

8 WHEREAS, the parties agree that the Motion for Summary Judgment can be decided
9 without the necessity of discovery, although LN reserves the right to seek discovery in the
10 event the Motion for Summary Judgment does not resolve all claims in the case.

11 WHEREAS, staying discovery until a ruling is entered on the Motion to Dismiss and
12 the anticipated Motion for Summary Judgment will save the parties time and litigation
13 fees/costs in the event that this Court grants either the Motion to Dismiss, or the anticipated
14 Motion for Summary Judgment;

15 NOW WHEREFORE IT IS HEREBY STIPULATED AND AGREED that discovery
16 will be stayed until an order is entered on the Motion to Dismiss, and if that motion is denied,
17 then an Order on the anticipated Motion for Summary Judgment.

18 IT IS FURTHER STIPULATED AND AGREED that submission of a proposed
19 discovery plan pursuant to FRCP 26(f)(3) will be stayed until an order is entered on the
20 pending Motion to Dismiss, and if that motion is denied, the stay will remain in place
21 until an order is entered on the anticipated Motion for Summary Judgment. The Parties
22 agree that in the event any claims remain after the Court rules on the Motion for
23 Summary Judgment, the Parties, within 14 days after such order, will submit a
24 Discovery Plan and Proposed Scheduling Order.

25 ///

26 ///

27 ///

28 ///

1 ///

2 IT IS SO STIPULATED AND AGREED.

3 DATED: August 27, 2018.

4 **FENNEMORE CRAIG, P.C.**

5 By: /s/ Leslie Bryan Hart
6 Leslie Bryan Hart, Esq. (SBN 4932)
7 John D. Tennert, Esq. (SBN 11728)
8 300 E. Second St., Suite 1510
9 Reno, Nevada 89501
10 Tel: 775-788-2228 Fax: 775-788-2229
11 lhart@fclaw.com; jtennert@fclaw.com
12 and

13 **ARNOLD & PORTER KAYE**
14 **SCHOLER LLP**

15 (Admitted Pro Hac Vice)
16 Asim Varma, Esq.
17 Howard N. Cayne, Esq.
18 Michael A.F. Johnson, Esq.
19 *Attorneys for Plaintiff Federal Housing*
20 *Finance Agency*

4 **SMITH LARSEN & WIXOM**

5 By: /s/ Christopher L. Benner
6 Kent F. Larsen, Esq. (SBN 3463)
7 Christopher L. Benner, Esq. (SBN 8963)
8 Hills Center Business Park
9 1935 Village Center Circle
10 Las Vegas, Nevada 89134
11 Tel: (702) 252-5002
12 kfl@slwlaw.com; clb@slwlaw.com

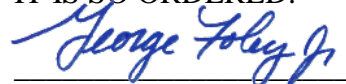
13 *Counsel for Federal National Mortgage*
14 *Association and JPMorgan Chase Bank, N.A.*

15 **LAW OFFICE OF KERRY P.**
16 **FAUGHNAN**

17 By: /s/ Kerry P. Faughnan
18 Kerry P. Faughnan, Esq. (SBN 12204)
19 P.O. Box 335361
20 North Las Vegas, NV 89033
21 Tel: 702-301-3096 Fax: 702-331-4222
22 Kerry.faughnan@gmail.com
23 *Attorney for Defendant LN Management LLC*

24 **ORDER**

25 IT IS SO ORDERED.

26 

27 UNITED STATES MAGISTRATE JUDGE

28 DATED: 8-31-2018

14196199